

LANDMARKS COMMISSION

Monday, December 17, 2007 - MINUTES – Meeting Date

Call to Order: Time In: 7:00 p.m.

The Landmarks Commission of the Village of Canal Winchester met on the above date at the Municipal Building for its December 2007 regular meeting and was called to order by Mrs. Deeds.

Roll Call

Present: Mrs. Deeds, Mr. Messerly, Mr. Murphy, Mr. Note and Mr. Rumora. Mr. Note made a motion to excuse Mr. Miller. Mr. Rumora seconded the motion. Motion passed unanimously.

Approval of Minutes

Mr. Note made a motion to approve the minutes of the October 22, 2007 regular Landmarks Commission meeting as presented. Mr. Murphy seconded the motion. The motion passed 5-0-1 with Mr. Rumora abstaining.

Pending Cases

CA-07-16 Property Owners/Applicants Cindi and Patrick Lynch are requesting approval to remove a solar room at the back and add a 2-story room addition, 23 ft. by 19 ft. at 27 East Columbus Street. Cindi and Patrick Lynch were present and reviewed submitted plans and answered questions from the Commission. The Applicants want to keep the property historically correct, but they are also budget conscious.

NOTE: Don Miller arrived at 7:15 p.m.

Mr. Rumora asked other Commission members whether hardiplank is acceptable as a natural material. The Commission discussed how the Preservation Guidelines apply for an addition to an existing house vs. construction of a new home. The Commission agreed that hardiplank is acceptable as a natural material. The Commission then discussed whether they could require wood windows. The guidelines are not as specific for additions to buildings. As a result, vinyl clad windows can be used.

The Applicants talked about existing roof problems and steps being taken to fix leaks. The existing roof material is slate. The Applicants would like to use dimensional shingles to match the slate, but also brought up using a standing seam metal roof. The use of dimensional shingles was agreed to by the Commission. Because the Applicants did not have a sample of the dimensional shingle to be used, they agreed to return to the Commission at a later date and present the material for approval by the Commission.

Windows were discussed next. The original plan included two new leaded diamond-cross windows on the existing house. All the remaining windows are to remain untouched.

The Applicants informed the Commission they received a Letter of Map Amendment Determination Document (Removal) from FEMA dated November 20, 2007, which established the 100-year flood elevation at 763.9 feet. Mr. Lynch said the FEMA letter puts the 100-year flood elevation approximately 10 feet south from the rear of the garage.

Most of the house has block foundation. The basement is a mix of brick and dirt. The Applicants plan to use split-face block on the addition.

The Commission and Applicants returned discussion on windows, specifically the look of the “old” windows with the “new” windows. The Applicant agreed with the Commission that plain transoms on the new windows, instead of leaded diamond-cross, would be more appropriate. Two over one window panes is fine.

The Applicants then brought up the fire place. Their plan is to recycle brick from Joe and Kelly Abbott’s project at 59 West Columbus Street. It was not clear how the Abbott’s brick would match. Therefore, the Applicants agreed to defer the brick portion of their project to a later date. They will look into this further with the Abbotts and return to the Commission at a later date for the Commission’s approval.

Lastly, the Applicants brought up the need to insulate the front of the house. As a result, they would need to install an air vent, probably behind the existing gingerbread. Mr. Rumora informed the Applicants of Icene, a spray on insulation that does not require venting. The Applicants agreed to look into the use of Icene.

With no further items to discuss, Mrs. Deeds made a motion to approve the replacement of the two windows in the 1910 portion of the house with wood windows, two over one, the bottom window having a plain transom and enlarging the 2nd story window, with the vertical slats in the transom to match the garage. Mr. Note seconded the motion. The motion passed unanimously.

Mr. Rumora then made a motion to approve the new construction per the revised drawing presented at the meeting and subject to the following conditions: 1) windows to be double hung two over one vinyl windows; 2) split face block foundation for that portion above grade; 3) use of hardiplank siding to match the existing lap siding; color to also match the existing color; and the gutters will be ½ round and match existing gutters. In addition, the roof material and brick material for the chimney will be presented at a later date to the Landmarks Commission for approval. Also, the Applicants will research the use of Icene insulation for the front of the house. If further exterior changes are involved, the Applicants will return to the Landmarks Commission to present those changes for approval. Mr. Note seconded the motion. The motion passed unanimously. The Commission asked the Applicants to submit a copy of the revised drawing that incorporates all changes discussed at this meeting, to Mr. Neimayer. Mrs. Deeds and Mr. Neimayer will compare the revised drawing with the two motions approved by the Commission before signing the Certificate of Appropriateness.

CA-07-17 Property Owner/Applicant Margaret Farley is requesting approval to change the apron in front of the garage and replace the steps and stoop with color, concrete pavers at 60 North High Street. Margaret Farley and her contractor were present to review the project and answer questions from the Commission.

The existing garage apron will be removed and replaced with color concrete pavers. The pattern will be a Muster K blend in flagstone color. Brochure color samples were passed around to the Commission. The current garage side stoop and steps will be replaced with a tumbled block construction and brick in flagstone blend coloring. The original retaining wall and concrete slabs along the house foundation to the left of the garage side stoop will be replaced with tumbled stone units and brick in flagstone blend color.

Mr. Note made a motion to approve the Applicant's project as presented (and identified above). Mr. Murphy seconded the motion. The motion passed unanimously. The Commission asked the Applicant to submit a copy of the drawing presented and discussed at the meeting to Mr. Neimayer.

Old Business

1. Mr. Neimayer mentioned Village Council upheld the Landmarks Commission's denial of the use of vinyl windows at 40 East Waterloo Street. Unfortunately, Council gave the owner two years to comply with the Preservation Guidelines.
2. Mr. Neimayer reminded the Commission to forward names of persons interested in serving on the Landmarks Commission to him or directly to Mayor-elect Ebert. A replacement is needed to serve the remaining term of Todd Buchholz.

New Business – None.

Adjournment

Mr. Murphy made a motion to adjourn. Mr. Messerly seconded the motion. The motion passed unanimously.

Time out: 8:22 p.m.

Beth Deeds, Chairperson

Date